036.A	0006	0022.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	197,000	/	197,000
USE VALUE:	197,000	/	197,000
ASSESSED:	197,000	/	197,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1:	ADHIKARI LOKESH
Owner 2:	
Owner 3:	
Street 1:	5 ARIZONA TERR #5
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WANG HANLI -
Owner 2:	-
Street 1:	150 HOYT RD
Twn/City:	HAVERHILL
St/Prov:	MA Cntry:
Postal:	01835

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 585 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	197,000			197,000
Total Card	0.000	197,000			197,000
Total Parcel	0.000	197,000			197,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.75 | /Parcel: 336.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 125661
GIS Ref:
GIS Ref:
Insp Date: 09/28/17

!3059!

PREVIOUS ASSESSMENT

Parcel ID: 036.A-0006-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	197,000	0	.		197,000		Year end	12/23/2021
2021	102	FV	194,300	0	.		194,300		Year End Roll	12/10/2020
2020	102	FV	180,800	0	.		180,800	180,800	Year End Roll	12/18/2019
2019	102	FV	166,600	0	.		166,600	166,600	Year End Roll	1/3/2019
2018	102	FV	157,700	0	.		157,700	157,700	Year End Roll	12/20/2017
2017	102	FV	146,900	0	.		146,900	146,900	Year End Roll	1/3/2017
2016	102	FV	146,900	0	.		146,900	146,900	Year End	1/4/2016
2015	102	FV	138,700	0	.		138,700	138,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:30:40

LAST REV

Date	Time
01/12/21	10:09:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3059

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG HANLI,	76593-20	2	12/31/2020		220,000	No	No		
MA YING &,	72336-42	2	3/15/2019		223,000	No	No		
MUCCINI STEPHEN	58884-175		4/13/2012	Bank Sale	105,500	No	No		SHORT SALE
SHAW ROBERT	51212-213		5/23/2008		145,000	No	No		
MILLER ROBERT C	31832-52		9/18/2000		84,000	No	No	4	
	16519-353		10/1/1985		82,000	No	No		Y

USER DEFINED

Prior Id # 1:	125661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
8/6/2020	Mail Update	JO	Jenny O
4/29/2019	Mail Update	MM	Mary M
9/28/2017	Measured	DGM	D Mann
7/13/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6011																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	ARIZONA 118	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.781799972
Name:	5 - 6011

DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.52564108
Const Adj.:	1.03877866
Adj $ / SQ:	515.061
Other Features:	32705
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283913
Depreciation:	86877
Depreciated Total:	197036

COMMENTS

Building Number 5.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	3	BRs:	1	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	437.80
Special Features:	0	Val/Su Net:	336.75
Final Total:	197000	Val/Su SzAd	336.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	585	515.060	301,311
Net Sketched Area:		585	Total:	301,311
Size Ad	585	Gross Area	585	FinArea 585

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.A-0006-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: